

019.0

0003

0008.A

Map

Block

Lot

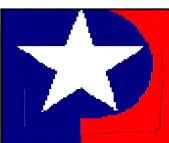
1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,181,600 / 1,181,600
 USE VALUE: 1,181,600 / 1,181,600
 ASSESSED: 1,181,600 / 1,181,600



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FUDGE KEVIN M & CHERYL L B	
Owner 2:	
Owner 3:	

Street 1: 88 BAY STATE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER

Owner 1: TURNER JEFFREY P & VALERIE A -	
Owner 2:	-

Street 1: 88 BAY STATE RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Clapboard Exterior and 2464 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6745	Sq. Ft.	Site			0	85.	0.92	2									528,996						529,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items		Land Value	Total Value		Entered Lot Size		Total Land:		13942	
101	6745.000	652,600			529,000	1,181,600						GIS Ref	
Total Card	0.155	652,600			529,000	1,181,600						GIS Ref	
Total Parcel	0.155	652,600			529,000	1,181,600						Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:		479.55	/Parcel: 479.55		Land Unit Type:		11/05/17		11642!	

USER DEFINED

Prior Id # 1:	13942
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	20:19:49
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
TURNER JEFFREY P	1436-111	6/24/2013			860,000	No	No			1642
TURNER JEFFREY,	1385-9	6/2/2010		Convenience		1	No	No		
WALSH JEAN M	1330-21	11/30/2006		Change>Sale	373,000	No	No			
WALSH JOHN A	1148-67	11/9/1995				1	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/27/2021	532	Redo Kit	221,893	O					11/5/2017	MEAS&NOTICE	BS	Barbara S
8/23/2017	1090	Porch	53,644	C					4/12/2009	Meas/Inspect	163	PATRIOT
3/2/2016	210	Redo Bas	21,800					24x34 finish basmt	9/4/2008	External Ins	BR	B Rossignol
6/29/2009	533	AbvGrd.	3,000						3/9/2007	MLS	MM	Mary M
4/30/2007	296	Siding	17,081		G9	GR FY09			10/29/1999	Inspected	264	PATRIOT
3/26/2007	173	New Buil	240,000		G9	GR FY09	44X28 MODULAR COLO		9/28/1999	Mailer Sent		
2/26/2007	120	Foundati	11,000				FOR MODULAR HOME		9/28/1999	Measured	264	PATRIOT
2/5/2007	77	Demoliti	10,000				demo of existing d		8/24/1993		EK	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial	2A - 2 Sty +Attic	1	Total: 1	Full Bath: 2	Rating: Good	A Bath: 1	Rating: Average	PDAS. OF=2 XTRA BATH SINKS & XTRA SHOWER.													
(Liv) Units: 1				3/4 Bath: 1	Rating:	A 3QBth	Rating:														
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Average	A HBth:	Rating:														
Frame: 1 - Wood				OthrFix: 3	Rating: Good																
Prime Wall: 2 - Clapboard																					
Sec Wall: %																					
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: BEIGE																					
View / Desir: N - NONE																					
GENERAL INFORMATION				CONDO INFORMATION				RESIDENTIAL GRID													
Grade: B - Good (-)								1st Res Grid Desc: Line 1 # Units 1													
Year Blt: 2007	Eff Yr Blt:				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L						
Alt LUC:	Alt %:				Other										O						
Jurisdict:	Fact: .				Upper																
Const Mod:				Lvl 2																	
Lump Sum Adj:				Lvl 1																	
				Lower																	
				Totals	RMs: 8	BRs: 4	Baths: 2	HB: 1													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: VG - Very Good	1.1 %	Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal 1 - Drywall				Functional:	%	Interior:	1	8	4												
Sec Int Wall: %				Economic:	%	Additions:															
Partition: T - Typical				Special:	%	Kitchen:															
Prim Floors: 3 - Hardwood				Override:	%	Baths:															
Sec Floors: %				Total: 1.1 %		Plumbing:															
Bsmnt Flr: 12 - Concrete						Electric:															
Subfloor:						Heating:															
Bsmnt Gar: %						General:															
Electric: 3 - Typical						Totals	1	8	4												
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 1 - Forced H/Air																					
# Heat Sys: 1																					
% Heated: 100	% AC: 100																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 019.0-0003-0008.A										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:				Total Special Features:									Total:							